



**FULTON-EL CAMINO RECREATION AND PARK DISTRICT**

**BOARD OF DIRECTORS**

<b>Teresa Higgins</b> Chair	<b>Michael Seaman</b> Vice Chair	<b>Kathy Stricklin</b> Secretary	<b>Laura Lavallee</b> Director	<b>Chris Fischer</b> Director
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**CONSENT AGENDA ITEM: Minutes 4.1**

**THURSDAY, NOVEMBER 20, 2025  
6:30 PM**

RICHARD T. CONZELMANN COMMUNITY CENTER  
2201 COTTAGE WAY, SACRAMENTO, CA 95825  
BOARD ROOM

**1. CALL TO ORDER – PLEDGE OF ALLEGIANCE**

Chair Higgins called the meeting to order at 6:40pm and led with a Pledge of Allegiance.

**2. ROLL CALL**

**Board Members:**

Teresa Higgins, Chair - Present  
Michael Seaman, Vice Chair - Present  
Kathleen Stricklin, Secretary - Absent  
Laura Lavallee, Board Director - Present  
Chris Fischer, Board Director – Present

**Staff Members:**

Emily Ballus, GM  
Mike Chahal, Staff  
Jaden Delfer, Staff  
Jennifer Buckman, District’s Counsel

Ryan Harder, Staff  
Dounia Beshara, Staff - via Zoom  
Gavin Ralphs, Presenter

**Public Attendees:**

Stephen Rohner, Park Patron  
Robert Stockton, Park Patron  
Steven Rice, District Resident

**3. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD – COMMENTS**

**Items not on the Agenda**

**Public Comment:**

Employee and Resident Dounia Beshara: spoke about the need for additional parking.

Park Patron Stephen Rohner: spoke about meeting with staff to rescind his trespass.

Park Patron Robert Stockton: Wanted to thank staff for the patients with him in the park and for giving him a card for a meeting that helped him gain permanent housing.

**4. CONSENT ITEMS (Motion)**

The Consent Calendar items are those expected to be routine and noncontroversial. They will be acted upon by the Board of Directors after providing an opportunity for public comment.

4.1 Approve the Minutes of the October 2025 Regular Board & Committee Meetings

4.2 Accept Financial Activity

a. Summary Financial Statement of Activity YTD October 2025

b. Receive the Program Revenue and Refund Report for October 2025

c. Receive Revolving Fund Report for October 2025

d. Receive the Payroll Report for October 2025

e. Receive Claims for October 2025

f. Receive Parks, Recreation, Facility Rentals, and Security Report October 2025

4.3 General Manager's Monthly Update

Director Laura Lavallee made the motion to accept the consent agenda and Vice Chair Michael Seaman seconded the motion. The motion passed with a vote of 4-0-1-0 (Ayes, Noes, Absent, Abstain).

**5. PRESENTATIONS****5.1 Presentation to Melinda Eppler, Executive Director of Fulton Avenue Association**

Melinda Eppler will be awarded a key to the district for her unwavering support.

Director Laura Lavallee gives appreciation to Melina Eppler. Melinda Eppler states how impressed she is at what the district can do with the limited funding available. Melinda presents to district with a check of \$9,000.

**5.2 Presentation on SB 707 Modernizing the Brown Act**

District Counsel Gavin Ralphs will give an overview of SB 7070 which expands and modernizes open meeting and teleconferencing requirements under the Ralph M. Brown Act.

Gavin Ralph gave a presentation on the modern Brown Act. Change in telecommunication requirements. Must use two-way telecom communication. Draft a written policy for disruptions and an accommodation policy.

**6. DISCUSSION AND DIRECTION ITEMS (Motion)**

The Board will review and discuss taking appropriate action on the following matters:

**6.1 Adopt Resolution Approving the Payoff of the UMQUA/Columbia Bank Loan with Measure Q**

The Board adopt Resolution 202025/26-14 to pay off the UMQUA/Columbia Bank Loan with Measure Q.

Discussion: This was not a low interest loan. Gain flexibility for yearly budget.

Public Comment: Resident, Steve Rice suggests review of the pre-payment quote.

Vice Chair Michael Seaman makes a motion to adopt resolution 202025/26-14 and Director Laura Lavallee seconded the motion. The motion passed with a vote of 4-0-1-0 (Ayes, Noes, Absent, Abstain).

**6.2 Adopt Resolution Approving the Measure Q Series A bond projects list for the budget year 2025-2026**

The Board will adopt Resolution 2025/26-15 to approve the project lists using Measure Q funding for the remaining 2025-2026 fiscal year.

Discussion: Director Laura Lavalée asked about the need of a tractor. Would like to increase and improve parking. Would like to look into a well. Vice Chair Michael Seaman mentions a relook at the master plan, with possible off-street parking on Bell St. Chair Theresa Higgins states more parking is required by the tennis courts. Director Chris Fisher would like to consider not removing trees for parking. GM Emily Ballus speaks for Director Kathy Stricklin saying Kathy would like a small outdoor stage.

Public Comment:

Resident Steve Rice has concern about the safe play park taking parking spaces.

Employee, Resident Dounia Beshara draws attention to the amount of people who visit the park and that the school parking also gets completely full.

Director Laura Lavalée made the motion to adopt Resolution 2025/26-15 and Director Chris Fisher seconded the motion. The motion passed with a vote of 4-0-1-0 (Ayes, Noes, Absent, Abstain).

## **7. INFORMATIONAL ITEMS (No Action Required)**

### **7.1 Staff Report (Oral): Safe Play Parks**

Ryan Harder presented that Supervisor Rich Desmond pledged \$15,000 to the project, May have a painter to paint the CHP designed course, and Union Pacific Railroad wants to add rail track crossings to the playground. CHP new recruits will keep it up and hold monthly events.

### **7.2 Staff Report (Oral): Cottage Pool Repairs**

Ryan Harder presented stating the pool had a large leak under the deck. With two more occurring while the repair company was on site. problem with electrical panel. Mentions the deck is sinking.

## **8. CORRESPONDENCE/ANNOUNCEMENTS**

8.1 CSDA: 2026 New Laws Series, Part 4: Clarifying Timing for Collection of Development Related Fees (SB 499) - No Discussion

8.2 CARPD: SB 499 Signed Into Law – Vice Chair Michael Seaman mentions the author of the bill received an award for legislator of the year.

8.3 Fulton Avenue Association-FEC Holiday Tree Lighting FEC Flyers - Chair Theresa Higgins say it is Fulton Avenue Associations pleasure to hold this each year.

8.4 PixlBank and iZone Imaging Win 'Best New Product' Award at the SEG D NEXPO Design Awards for their 'Living Portraits' (program the Sacramento County Parks is now using) – GM Emily Ballus informs the board about the sign stating if you scan the QR code on the sign then it comes to life, and it will tell you about the park, programs, speak another language, but has a cost per download. Staff plans to go view.

## **9. COMMITTEE REPORTS**

- a. Personnel and Finance – Chair, Director Lavalée  
Met, about finance and the cost of the projects on the project list. County has just uploaded the budget.
- b. Programs, Facilities and Projects – Chair, Director Seaman  
Committee didn't meet.
- c. Community Relations – Chair, Director Stricklin

Committee didn't meet

**10. FUTURE AGENDA ITEMS/MATTERS INITIATED/ANNOUNCEMENTS BY THE DIRECTORS**

Director Chris Fisher: Still working on the Friends of FEC and commends staff on the Halloween Event.

Chair Theresa Higgins: Partnering with Fulton Avenue Association for the Holiday Tree Lighting is a big deal and Happy Thanksgiving. Thanked the board for Melinda.

Vice Chair Michel Seaman: Attended CARPD bond meeting, and the 40<sup>th</sup> Birthday event for CAPRI. Was talking to Cordova about their new pools including zero entry. Encourages everyone to visit Rhona Creek Preserve.

Director Laura Lavalle: Asked if we are holding a Crab Feed, and asked if anyone knows of a silent auction where she can donate.

**11. FUTURE AGENDA ITEMS/MATTERS INITIATED/ANNOUNCEMENTS BY THE GENERAL MANAGER**

Bond Committee Meeting occurred Monday night. Next meeting is scheduled for February 10, 2026 Went over the list briefly and how they will move forward for the committee to approve things. GM Emily Ballus wants to point out that staff are not harassing people in the park. Perceptions on both sides are happening and mentioned with the public comment earlier settling on him being allowed to come back to the park as long as staff feel safe with him in the park.

**12. ADJOURNMENT**

With no further business, Chair Teresa Higgins adjourned the meeting at 8:36pm

Respectfully submitted by: Mike Chahal, Director of Finance and Administration / Clerk of the Board.

APPROVED: \_\_\_\_\_  
Teresa Higgins, Chair

ATTEST: \_\_\_\_\_  
Michael Seaman, Vice Chair